The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present. Secretary of State Tre Hargett called the meeting to order at 11:00 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

Tennessee Board of Regents
University of Tennessee
Tennessee State Veterans Homes Board
Department of Intellectual & Developmental Disabilities
Department of Mental Health /Substance Abuse Services
Department of Children's Services
Department of Education
Department of Correction
Department of Environment and Conservation
Department of General Services
State Building Commission

Chancellor John Morgan
President Joe DiPietro
Commissioner Many-Bears Grinder
Executive Director Peter Heimbach
Executive Director Peter Heimbach
Executive Director Peter Heimbach
Executive Director Peter Heimbach
Executive Director Peter Heimbach
Executive Director Peter Heimbach

STATE BUILDING COMMISSION MEMBERS PRESENT

Tre Hargett, Secretary of State
Mark Emkes, Commissioner, Department of Finance and Administration
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Chairman Bill Haslam, Governor
Vice-Chairman Ron Ramsey, Lieutenant Governor
Beth Harwell, Speaker of the House of Representatives

OTHERS PRESENT

Bob Oglesby, State Architect
Georgia Martin, Office of the State Architect
Jonathan Rummel, Secretary of State’s Office
Joy Harris, Treasurer's Office
Melinda Parton, Comptroller's Office
Bruce Davis, Legislative Budget Office
Genie Whitesell, Attorney General's Office
Janie Porter, Attorney General's Office
Diane Uhler, Tennessee Board of Regents
John Carr, Dept of Finance and Administration
Penny DiPiazza, Department of General Services
Dick Tracy, Tennessee Board of Regents
Crystal Collins, THEC
Chris Tarnacki, THEC
Marcos Makohon, Department of General Services
Mike Morrow, Department of Finance and Administration
Jason Hartman, Department of Finance and Administration
Steve Berry, Department of General Services
Tami Robison, Department of General Services
Ted Hayden, Office of the State Architect
Michael Brady, Michael Brady Inc.
Robbi Stivers, University of Tennessee
Charles Peccolo, University of Tennessee
Tim McKeehan, University of Tennessee
Terry Bonham, Department of Environment and Conservation
Kenneth Todd, Barge Waggoner Sumner Cannon
Russel Riebelng, Maynard Select
Chloe Shafer, Department of General Services
Terry Mason, Comptroller's Office
Steve Westerman, Department of Correction
Cleve Salmon, Department of General Services
Gwen Parker, Southern Environmental Law Center
Phillip McEwen, Department of Children's Services
Tayor Wyrick, TSVHB
Cindy Liddell, Comptroller's Office
Mark Cherpack, Department of Finance and Administration
David Sandlin, Smith Seckman Reid
Clint Camp, Department of General Services
Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: New Student Housing

Project Description: Develop housing project with improvements to Drane Street

SBC Number: 166/003-17-2010

Revised Project Budget: $34,929,998.00

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Original Project Budget: 34,129,998.00

Change in Funding: $800,000.00

Revised Project Budget: $34,929,998.00

Comment: The additional funds will be used for increased costs for data and telephone wiring, sewer infrastructure, sitework, and contingency.

Previous Action:
- 07/08/2010 SBC: Approved project and issuance of RFP for CM/GC
- 07/23/2010 SBC: Selected designer (JV: Bauer Askew Arch/Lyle Cook Martin)
- 12/22/2010 ESC: Selected CM/GC (American Constructors, Inc.)
- 04/14/2011 SBC: Revised scope and funding
- 06/09/2011 SBC: Approved EDP
- 02/09/2012 SBC: Revised scope and funding

Minutes: 04/11/2013 SBC: Approved a revision in project budget and source(s) of funding
Middle Tennessee State University, Murfreesboro, Rutherford County, Tennessee

Requested Action: Approval of a project, budget, scope and source(s) of funding and proceeding with the process to select a designer

Project Title: McFarland Building Renovations

Project Description: Renovate facility for academic purposes

SBC Number: 166/009-01-2013

Total Project Budget: $2,000,000.00

Source of Funding: $2,000,000.00 Plant (Non-Auxiliary)

Comment: This project is a FY 12/13 disclosure. Renovations will be made for the Photography Department.

Minutes: 04/11/2013 SBC Approved a project, budget, scope and source(s) of funding and proceeding with the process to select a designer
Columbia State Community College, Columbia, Maury County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding, and approval to adjust the base amount of a construction contract for the purpose of reporting change orders

Project Title: Library HVAC Updates

Project Description: Update HVAC system in the library

SBC Number: 166/015-01-2011

Revised Project Budget: $890,000.00

Source of Funding:

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Original Project Budget: $790,000.00

Change in Funding: $100,000.00

Revised Project Budget: $890,000.00

Comment: Additional funds are needed for asbestos abatement.

Previous Action:
07/14/2011 SBC Approved project
07/25/2011 ESC Select designer (Smith Seckman Reid, Inc.)
09/24/2012 ESC Revised budget and funding

Minutes: 04/11/2013 SBC Approved a revision in project budget and source(s) of funding, and to adjust the base amount of a construction contract for the purpose of reporting change orders.
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Tickle Engineering Building (former project title Estabrook Hall Renovation)

Project Description: This will provide a new facility in lieu of renovating the existing Estabrook Building. It was determined during the planning process that due to site access and structural constraints the existing Estabrook Building could not be feasibly renovated to accommodate the Civil Engineering program. This new facility will house the Industrial Engineering and Civil Engineering programs.

SBC Number: 540/009-24-2005

Revised Project Budget: $25,400,000.00

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Original Project Budget: $24,700,000.00
Change in Funding: $700,000.00
Revised Project Budget: $25,400,000.00

Comment: These additional funds are required to complete the communication/security system.

Previous Action:
07/05/2005 SBC Approved project and selected designer (Grieve Assoc)
07/10/2008 SBC Approved revision in scope
09/10/2009 SBC Approved revision in funding and source

Minutes:
04/11/2013 SBC Approved a revision in project budget and source(s) of funding
UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in scope, project budget and source(s) of funding

Project Title: Humanities Complex HVAC Improvements

Project Description: This project will replace the existing HVAC system serving McClung Tower and the Humanities building. It will also replace ceilings and lighting in these additional buildings.

SBC Number: 540/009-14-2004

Revised Project Budget: $7,510,000.00

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Original Project Budget: $6,150,000.00

Change in Funding: $1,360,000.00

Revised Project Budget: $7,510,000.00

Comment: These funds are required to complete the HVAC systems not in the original scope but required for cooling the telecommunication equipment at the institution's request.

Previous Action: 06/10/2004 SBC Approved project and selected designer (I.C. Thomasson)
07/08/2010 SBC Approved revision in scope and source of funding

Minutes: 04/11/2013 SBC Approved a revision in scope, project budget and sources of funding
University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to utilize Best Value Option 1 Delivery Method for Construction

Project Title: Campus Beautification

Project Description: Plaza Development

SBC Number: 540/009-14-2008

Total Project Budget: $4,750,000.00

Source of Funding:
- $350,000.00 Plant-Funds-Auxiliary-Athletics (A)
- $4,400,000.00 Plant Funds-Non-Auxiliary (A)

Comment: This project is a continuation of campus landscaping improvements. Projects have ranged from reworking entrances to replacing outdoor furniture and receptacles. Best Value One Delivery Method is being requested only for the plaza development (estimated to be under $1,000,000.00) because of the highly visible location and the required construction schedule.

Previous Action:
- 07/10/08 SBC Approved project
- 08/25/08 ESC Approved designer (Carol R. Johnson)
- 06/14/12 SBC Approved project budget, scope and source of funding

Minutes: 04/11/2013 SBC Approved utilizing Best Value Option 1 delivery method
Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Departmental Consultants

Project Description: To assist the agency with architectural and mechanical services and project preplanning efforts on various project.

SBC Number: 680/-000-01-2012

Total Project Budget: $60,000.00

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Original Project Budget: $55,000.00
Change in Funding: $5,000.00
Revised Project Budget: $60,000.00

Comment: The consultant has been in place since June, 1, 2012 and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

Previous Action: 03/08/2012 SBC Approved project
04/23/2012 ESC Selected designers (Red Chair & Allen Hoshall)
08/20/2012 SBC Revised funding; extended contract

Minutes: 04/11/2013 SBC Approved a revision in project budget and source(s) of funding
TENNESSEE STATE VETERANS HOMES BOARD

Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee

Requested Action: Approval to allocate additional funding and authorization to proceed with a previously approved planning project, approval of the Guaranteed Maximum Price (GMP) and to increase the Total Project Budget from $22,674,000 to $26,974,000

Project Title: Tennessee Veterans Homes - Clarksville

Project Description: Provide at least a 96-bed intermediate and skilled care nursing home for the veterans of Tennessee including all related work.

SBC Number: 680/000-01-2011

Total Project Budget: $26,974,000.00

Current Project Funding:
(If not fully funded) $22,674,000.00

Source of Funding:

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Original Project Budget: $8,000,000.00
Change in Funding: $14,674,000.00
Revised Project Budget: $22,674,000.00

---Continued on next page---
**Tennessee Veterans Home, Clarksville, Montgomery County, Tennessee**

**Comment:** Project has been approved for full planning and Alternate Delivery Method and a proposal to approve project into construction phase, subject to GMP submitted by Hardaway on March 22, 2013. No construction work will commence for the project until the federal funding is approved. Residual funds are allocated until the federal funds are awarded at which time the funding will be revised.

**Previous Action:**
- 04/14/2011 SBC Referred to ESC with authority to act
- 02/21/2012 SBC Approved full planning
- 03/02/2012 ESC Selected designer (Hart Freeland Roberts)
- 06/14/2012 SBC Approved issuing RFP for CMGC
- 10/11/2012 SBC Approved award to Hardaway for CMGC
- 10/26/2012 ESC Approved property as gift
- 11/15/2012 SBC Approved Early Design Phase
- 01/10/2013 SBC Recognized bond proceeds

**Minutes:**
- 04/11/2013 SBC Commissioner Grinder presented the request. Comptroller Wilson confirmed with her that the action was necessary in order to have the State’s commitment to comply with the federal requirements. Treasurer Lillard questioned the need for the $14.6 million increase, and Peter Heimbach was called upon for response. Mr. Heimbach stated that the $14,674,000 increase in funding is the State’s funding in expectation of the federal award. He said that, in order to make the federal award, they must have a signed contract, and by the State’s requirement, the contract has to be fully funded. He said there are State funds that will be replaced by federal funds when the federal award is made. He further explained that the difference between the Total Project Budget of $22,674,000 to $26,974,000 is the recognition of the $4.3 million current request in the budget. After discussion, the Commission approved the allocation of additional funding and authorization to proceed with a previously approved planning project; approved the GMP and increasing the total project budget from $22,674,000 to $26,974,000.
State Building Commission – April 11, 2013

DEPARTMENT OF INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Architectural Consultant

Project Description: Assist the department with professional design services

SBC Number: 346/000-01-2010

Total Project Budget: $95,000.00

Source of Funding:

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Original Project Budget: $85,000.00
Change in Funding: $10,000.00
Revised Project Budget: $95,000.00

Comment: The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

Previous Action:
08/19/2010 SBC  Approved project; refer designer to ESC
08/31/2010 ESC  Approved designer selection (Street Dixon Rick)
09/08/2011 SBC  Revised funding, extended contract
08/20/2012 SBC  Revised funding; extended contract

Minutes:
04/11/2013 SBC  Approved a revision in project budget and source(s) of funding
DEPARTMENT OF MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Architectural Consultant – Middle Tennessee

Project Description: Assist the department with professional design services

SBC Number: 344/000-02-2010

Total Project Budget: $60,000.00

Source of Funding:

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Original Project Budget: $45,000.00
Change in Funding: $15,000.00
Revised Project Budget: $60,000.00

Comment: The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting, and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

Previous Action:
08/19/2010 SBC Approved project; referred designer to ESC
08/31/2010 ESC Approved designer selection (Gobbell Hays)
09/08/2011 SBC Revised funding; extended contract
08/20/2012 SBC Revised funding; extended contract

Minutes:
04/11/2013 SBC Approved a revision in project budget and source(s) of funding
DEPARTMENT OF CHILDREN'S SERVICES

Statewide

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Engineering Consultant

Project Description: To assist the department with professional services

SBC Number: 144/000-01-2010

Total Project Budget: $85,000.00

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Original Project Budget: $80,000.00
Change in Funding: $5,000.00
Revised Project Budget: $85,000.00

Comment: The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

Previous Action:
08/19/2010 SBC Approved project; referred designer to ESC
08/31/2010 ESC Approved designer selection (Neville Engineering)
09/08/2011 SBC Revised funding; extended contract
08/20/2012 SBC Revised funding; extended contract

Minutes:
04/11/2013 SBC Approved a revision in project budget and source(s) of funding
**Requested Action:** Approval of a revision in project budget and source(s) of funding

**Project Title:** Architectural Consultant – East Tennessee

**Project Description:** Assist the agency with design services and project preplanning efforts for East Tennessee.

**SBC Number:** 162/000-02-2010

**Total Project Budget:** $155,000.00

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**Comment:** The consultant has been in place since October 1, 2010, and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and the design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:**
- 08/19/2010 SBC Approved project; referred designer to ESC
- 08/31/2010 ESC Selected designer (Upland Design Group)
- 07/14/2011 SBC Revised funding to extend contract
- 08/20/2012 SBC Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding
### DEPARTMENT OF CORRECTION

#### Statewide

**Requested Action:** Approval of a revision in project budget and source(s) of funding

**Project Title:** Floor Consultants

**Project Description:** Provide architectural, engineering and environmental consultants to the agency for various projects.

**SBC Number:** 140/001-02-2011

**Total Project Budget:** $833,000.00

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**Original Project Budget:** $825,000.00

**Change in Funding:** $8,000.00

**Revised Project Budget:** $833,000.00

**Comment:** The consultant has been in place since November 1, 2011 and the current contract expires October 31, 2013. Consultant to assist in preplanning, planning, budgeting and design of small projects related to agency sites and facilities including American Disabilities Act (ADA) work for the 2015 budget cycle.

**Previous Action:**
- 10/13/2011 SBC Approved project
- 08/20/2012 SBC Revised funding; extended contract

**Minutes:** 04/11/2013 SBC Approved a revision in project budget and source(s) of funding
DEPARTMENT OF CORRECTION

Northwest Correctional Complex, Tiptonville, Lake County, Tennessee

Requested Action: Approval of a revision in scope, project budget and source(s) of funding

Project Title: Geothermal Conversion

Project Description: Convert the existing closed loop heating and cooling system to a geothermal system. Additional scope for the mechanical system includes domestic hot water heaters and associated piping and valving.

SBC Number: 142/016-02-2009

Total Project Budget: $7,080,000.00

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Original Project Budget: $5,100,000.00
Change in Funding: $1,980,000.00
Revised Project Budget: $7,080,000.00

Comment: Additional scope will assure that all the system components are compatible and provide the most energy efficient solution for facility environmental conditions. The bore field design will also be adjusted due to unanticipated sub-surface geological conditions found during the soil investigation phase. Project is completing construction documents phase and will be ready for bidding in early May.

Previous Action: 09/10/2009 SBC Approved preplanning & designer (Neville Engineering)
11/10/2011 SBC Revised Budget; allocate funds; proceed

Minutes: 04/11/2013 SBC Approved a revision in scope, project budget and source(s) of funding
DEPARTMENT OF CORRECTION

Statewide

Requested Action: Approval of a project budget, scope, source(s) of funding and proceeding with process to select a designer by RFQ

Project Title: Security Electronics Consultant

Project Description: Statewide security electronics consultant to support system improvements and to be assigned to related capital projects as designer of record. Project budget to include associated costs.

SBC Number: 140/001-02-2013

Total Project Budget: $90,000.00

Source of Funding: $90,000.00  12/13  Current Funds Major Maint  (A)

Comment: Designer selection will be completed through the issuance of a Request for Qualification (RFQ). Designer will be responsible in a consulting role for review of ongoing situations and support future project development in a Designer of Record role. The contract is for five (5) years in order to support the need for continuity in the design of these systems.

Minutes: 04/11/2013 SBC  Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer by RFQ.
Statewide

Requested Action: Approval of a project budget, scope, source(s) of funding and proceeding with process to select a designer by RFQ

Project Title: Detention Hardware Consultant

Project Description: Statewide detention hardware consultant to support system improvements and to be assigned to related capital projects as designer of record. Project budget to include associated costs.

SBC Number: 140/001-03-2013

Total Project Budget: $90,000.00

Source of Funding: $90,000.00 12/13 Current Funds Major Maint (A)

Comment: Designer selection will be completed through the issuance of a Request for Qualification (RFQ). Designer will be responsible in a consulting role for review of ongoing situations and support future project development in a Designer of Record role. The contract is for five (5) years in order to support the need for continuity in the design of these systems.

Minutes: 04/11/2013 SBC Approved a project budget, scope, source(s) of funding and proceeding with process to select a designer by RFQ.
Fall Creek Falls State Park, Pikeville, Van Buren County, Tennessee

Requested Action: Approval to cancel the project

Project Title: Landside Cabin Geothermal HVAC Conversion

Project Description: Convert ten (10) rental cabins to geothermal source for HVAC

SBC Number: 126/036-02-2012

Total Project Budget: $0.00

Source of Funding: Original Change Revised

<table>
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<tr>
<th>Clean Energy Grant Funds (O)</th>
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</table>

| Original Project Budget: $200,000.00 |
| Change in Funding: $(200,000.00) |
| Revised Project Budget: $0.00 |

Comment: The project will be cancelled and the scope and funding will be added to the “Upgrade Landside Cabins” project (SBC No. 126/036-03-2012)

Previous Action: 03/08/2012 SBC Approved project

Minutes: 04/11/2013 SBC Approved cancellation of project
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Fall Creek Falls State Park, Spencer, Van Buren County, Tennessee

Requested Action: Approval of a revision in scope, project budget and source(s) of funding

Project Title: Upgrade Landside Cabins

Project Description: Exterior refurbishment, new appliances, windows, doors, geothermal HVAC conversion, electrical systems, and upgrade of kitchen and bathrooms.

SBC Number: 126/036-03-2012

Total Project Budget: $890,000.00

Source of Funding:

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<td>Clean Energy Grant Funds (O)</td>
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</table>

Original Project Budget: $690,000.00
Change in Funding: $200,000.00
Revised Project Budget: $890,000.00

Comment: Original scope of this project was to refurbish (10) landside cabins to include exterior and interior materials and finishes including windows, doors, HVAC systems, electrical systems, and upgrading the kitchen and bathrooms finishes. Increase scope by adding geothermal HVAC systems from cancelled project; SBC No. 126/036-02-2012, which was for the same landside cabins. Cancel separate geothermal project and combine scope and funding with the current landside cabin upgrade project.

Previous Action:
07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Michael Brady Inc.)

Minutes:
04/11/2013 SBC Approved a revision in scope, budget and source of funding
Reelfoot Lake State Park  
Tiptonville, Lake County, Tennessee

Requested Action: Approval of a revision in scope, project budget and source(s) of funding

Project Title: New Cabins

Project Description: Build new cabins at the south end of Reelfoot Lake with geothermal HVAC systems.

SBC Number: 126/084-01-2009

Total Project Budget: $4,162,047.67

Source of Funding:

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Insurance (O)

Original Project Budget: $1,662,047.67
Change in Funding: $2,500,000.00
Revised Project Budget: $4,162,047.67

Comment: This adds additional FY 10/11 line-item funding to the existing project. The additional funds will provide for an upgrade in construction type and construction of up to ten (10) cabins within the project funding. The cabins in the existing project are a replacement of cabins destroyed by fire at the Airpark Inn on the north side of the lake. Geothermal HVAC systems will be included in the new scope.

Previous Action:
09/10/2009 SBC  Approved project & designer (Hart Freeland Roberts)
05/13/2010 SBC  Revised funding & scope
05/23/2011 ESC  Revised source of funding

Minutes:
04/11/2013 SBC  Approved a revision in scope, budget and source of funding
**DEPARTMENT OF ENVIRONMENT AND CONSERVATION**

**Sycamore Shoals Historic Park,** Elizabethton, Carter County, Tennessee

**Requested Action:** Approval of a revision in project budget and source(s) of funding

**Project Title:** Exhibit Space Upgrade

**Project Description:** Upgrading of the existing exhibits and interpretive spaces

**SBC Number:** 126/000-03-2006

**Total Project Budget:** $580,000.00

**Source of Funding:**

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- 06/07 Curr Funds CapMaint (A)
- 07/08 CurrFunds CapImprov (R)
- 06/07 CurrFunds Cap Maint/ADA (R)

**Original Project Budget:** $575,000.00

**Change in Funding:** $5,000.00

**Revised Project Budget:** $580,000.00

**Comment:** Renovation of the exhibit space and the installation of the new exhibits are complete. The additional American Disabilities Act (ADA) funds are to make the sidewalk from the second means of egress out of the exhibit space ADA compliant. The work will be accomplished through an agency contract. The architect of record has prepared a design sketch to define the scope.

**Previous Action:**

- 07/20/2006 SBC  Approved issuance of RFP
- 09/10/2009 SBC  Revised funding & scope, select designer (Reedy & Sykes)
- 12/10/2009 SBC  Revised funding
- 06/10/2010 SBC  Approved issuance of RFP
- 10/13/2011 SBC  Approved award of contract

**Minutes:** 04/11/2013 SBC  Approved a revision in project budget and source of funding
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Panther Creek State Park, Morristown, Hamblen County, Tennessee

Requested Action: Approval of a revision in project budget and source(s) of funding

Project Title: Campground Upgrades

Project Description: Updates to campsites and replacement of two (2) bathhouses. Project will include paving correction and related work.

SBC Number: 126/072-01-2012

Total Project Budget: $1,350,000.00

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Original Project Budget: $1,000,000.00
Change in Funding: $350,000.00
Revised Project Budget: $1,350,000.00

Comment: This project was a line-item in the FY 12/13 budget. The project provided for the general upgrade of campsites by leveling and increasing the size of sites to accommodate more recreational vehicles. The project also increased electrical capacity and replacement of two (2) existing bathhouses. Additional funding is required due to under estimation of the needs of the electrical upgrade and bathhouse replacement.

Previous Action: 07/12/2012 SBC Approved project
07/23/2012 ESC Selected designer (Blankenship & Partners)

Minutes: 04/11/2013 SBC Approved a revision in project budget and source of funding
State Building Commission – April 11, 2013
Page 25 of 30

DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to award a contract to the best evaluated proposer

Project Title: Job Order Contract

Project Description: Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

SBC Number: 529/000-01-2013 (FRF)

Total Project Budget: $1,000,000.00

Source of Funding: $ 500,000.00 FRF Operating Funds (A)
250,000.00 Various Agency Funds (A/O)
250,000.00 Various Project Funds (A/O)

Comment: The JOC would be exclusive to the Facilities Revolving Fund (FRF). A separate Statewide JOC would be available as a second for FRF. The contract start date is June 1, 2013 and the term of the contract is two (2) years with three, one (1) year extension options.

Previous Action: 03/14/2013 SBC Approved issuance of an RFP

Minutes: 04/11/2013 SBC Referred to Executive Subcommittee with authority to act
DEPARTMENT OF GENERAL SERVICES

Statewide

Requested Action: Approval to award a contract to the best evaluated proposer

Project Title: Job Order Contract

Project Description: Provide a Job Order Contract (JOC) with a method by which alterations, changes, repairs, renovations, maintenance projects and related work are accomplished at State facilities on a work order basis.

SBC Number: 460/000-01-2013 (Statewide)

Total Project Budget: $ 1,000,000.00

Source of Funding: $ 500,000.00 Various Agency Funds (A/O) 500,000.00 Various Project Funds (A/O)

Comment: The JOC would have the ability to perform work in all facilities across the State and would serve as the second JOC for any agency specific contracts, including the Facilities Revolving Fund (FRF). The contract start date is June 1, 2013 and the term of the contract is two (2) years with three, one (1) year extension options.

Previous Action: 03/14/2013 SBC Approved issuance of an RFP

Minutes: 04/11/2013 SBC Referred to Executive Subcommittee with authority to act
DEPARTMENT OF GENERAL SERVICES

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval to utilize Best Value Option 1 delivery method for construction

Project Title: Exterior Building Maintenance and Repairs

Project Description: Replacement of exterior sealant at stone window joints and replacement of the 30th floor roof, terrace paving, landscaping and railing systems to achieve watertight conditions.

SBC Number: 529/079-03-2011

Total Project Budget: $7,200,000.00

Source of Funding: $ 500,000.00 FRF Residual CurrFunds (A/R)
2,055,472.31 2001 FRF Bonds (A/R)
435,220.68 2004 FRF Bonds (A/R)
3,109,307.01 2005 FRF Bonds (A/R)
1,100,000.00 FRF Residual CurrFunds (A/R)

Comment: The Best Value Option 1 process will be employed to determine best contractors who have executed projects of similar scope and type.

Previous Action: 09/08/2011 SBC Approved project
09/08/2011 ESC Selected designer (Kline Swinney)

Minutes: 04/11/2013 SBC Approved utilizing Best Value Option 1 delivery method
Minutes of Meeting of State Building Commission

1) Approved the Minutes of the State Building Commission meeting held on March 14, 2013.

Acknowledgement of Reporting Items

- **Report of Change Orders** which result in a net aggregate increase or decrease in excess of 10% of the original contract sum, or which exceed an individual change order item in an amount in excess of $500,000 (in accordance with Item 6.04(C)(3) of the **SBC By-Laws, Policy & Procedures**)

<table>
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<tr>
<th>State Procurement Agency:</th>
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<th>Project Title:</th>
<th>SBC Project No:</th>
<th>Designer:</th>
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1) **State Procurement Agency:** TN Board of Regents
   **User Agency:** University of Memphis
   **Location:** Memphis
   **Project Title:** Old Law Bldg HVAC Updates (roofing added to scope 4/14/11)
   **SBC Project No:** 166/007-08-2009
   **Designer:** Haltom Engineering
   **Contractor:** Montgomery Martin Contractors
   **Targeted Substantial Completion:** 03/01/2013
   **Change Order No.:** 9
   **Change Order Amount:** $3,432.29
   **Change Order Percentage:** 0.37
   **Cumulative Percentage:** 12.65
   **Comment:** Hidden
   **Repair ceiling and wall damage from leaks prior to this roof repair.**

   **Approved Project Funding**
   **Original Bid Target:** $3,900,000.00
   **Base Contract Amount:** $927,245.00
   **Contingency:** $340,000.00
   **Revised Contract Amount:** $1,044,570.73
   **Remaining Contingency:** $17,213.27

2) **State Procurement Agency:** TN Board of Regents
   **User Agency:** Middle Tennessee State University
   **Location:** Murfreesboro
   **Project Title:** Several Buildings Life Safety Renovations
   **SBC Project No:** 166/009-02-2001
   **Designer:** Thomas Miller Partners
   **Contractor:** Rock City Construction
   **Targeted Substantial Completion:** 02/07/2013
   **Change Order No.:** 9
   **Change Order Amount:** $51,793.35
   **Change Order Percentage:** 9.13
   **Cumulative Percentage:** 20.76
   **Comment:** Code-NEC 240.24(A)
   **Provided metal steps and service platforms for access to make up air units work areas.**

   **Approved Project Funding**
   **Original Bid Target:** $5,660,820.00
   **Base Contract Amount:** $567,000.00
   **Contingency:** $1,591,779.00
   **Revised Contract Amount:** $684,692.01
   **Remaining Contingency:** $178,104.55
3) State Procurement Agency: STR
Location: Davy Crockett Tower
Project Title: Interior Renovations – Phase 3
SBC Project No: 529/077-01-2011
Designer: McFarlin Huitt Panvini
Construction Completion %: 99%
User Agency: Commerce & Insurance
Contractor: PBG Builders
Targeted Substantial Completion: 02/06/2013

Change Order No. 4
Change Order Amount: $22,292.89
Change Order Percentage: 1.19
Cumulative Percentage: 10.87

Comment: Programmatic
Procurement and installation of additional door hardware for proper operation of automatic door openers.

Approved Project Funding
Original Bid Target: $2,200,000.00
Base Contract Amount: $1,878,000.00
Contingency: $ 190,000.00

Revised Contract Amount: $2,082,152.36
Remaining Contingency: $ 97,410.64

• Report of Sole Source Procurement

1) Project Title: Bicycle Storage Lockers and Racks
SBC No. 529/000-10-2012
Comment: This project is an extension of a previous project. In the locations where new lockers are to be provided, new lockers are in close proximity or connecting directly to the existing lockers. It benefits the State to maintain the use of the previously specified lockers for a seamless compatibility of appearance, color, maintenance and key types that were selected during the last phase.

2) Project Title: Stones River Hunter Education Center Restrooms
SBC No. 220/018-02-2012
Comment: TWRA has requested that the locksets associated with this project match those at the existing facility, which are Schlage.

There being no further business, the meeting adjourned at 11:17 a.m.
Approved:

Mark A. Emkes, Commissioner
Department of Finance and Administration